TELECOM INC

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Alternative Site Analysis

The geographic service area document discusses the coverage objective in detail. The search ring is the area where is gap is located, and it includes the 7- to 8-mile stretch along Highway 76 corridor in either direction of the proposed facility, including small residential pockets. When searching for a site for this AT&T search ring, the original goal was to address the coverage objective utilizing the fewest number of installations possible. The site search first attempted to identify preferred zones and land uses, as required by the Municipal Code.

Preference Categories

Section 6986 of the Telecommunications Ordinance (Preferred Sites) identifies the preference categories assigned to proposed zones and locations. The project site is zoned A72, which is not a preferred zone for telecommunications facilities. The project location is on a property developed as a water tank site and campground, surrounded by trees, which function to camouflage the proposed faux tree facility. The site is the best zoning preference level available in the search ring to meet the proposed coverage objective.

Below is a list categories that the site development team explored prior to arriving at the proposed location.

- *Preferred Zones: Industrial and Commercial*
  Within and around the project search ring there are no industrial or commercial zones. Due to the topographical variations within the area, this particular search ring was extremely narrow. The surrounding area is solidly agricultural/residential zoning and land use character of the project area (entirely A70/A72/S80 zoning). There are no industrially or commercially zoned sites within the search ring area. There is an existing café and market near the site, but it is roughly 150' lower in elevation and less than 20' tall. Furthermore, any modifications would be more visible than the proposed tree design uphill that blends into the existing canopy of trees. See below for an aerial showing this restaurant building in relation to the proposed facility location.

- Preferred Locations:

  - *Public Right of Way / Utility Poles*
    Public right-of-way solutions were sometimes relied upon with earlier generation wireless facilities when the requirements for data capacities were less and quick voice only coverage solutions were acceptable. The current generation AT&T broadband installation requires a minimum of 240-square-feet of base station area and the capacity to carry 12 panel antennas. Furthermore, because of this rural setting, there are many rolling hills. ROW locations are located at much lower elevation and will not satisfy the coverage objective. No public right-of-way location was identified that could accommodate the AT&T facility required to provide adequate coverage and service level to the target area. Again, the significant topographical constraints of the surrounding area make utilities poles obsolete.

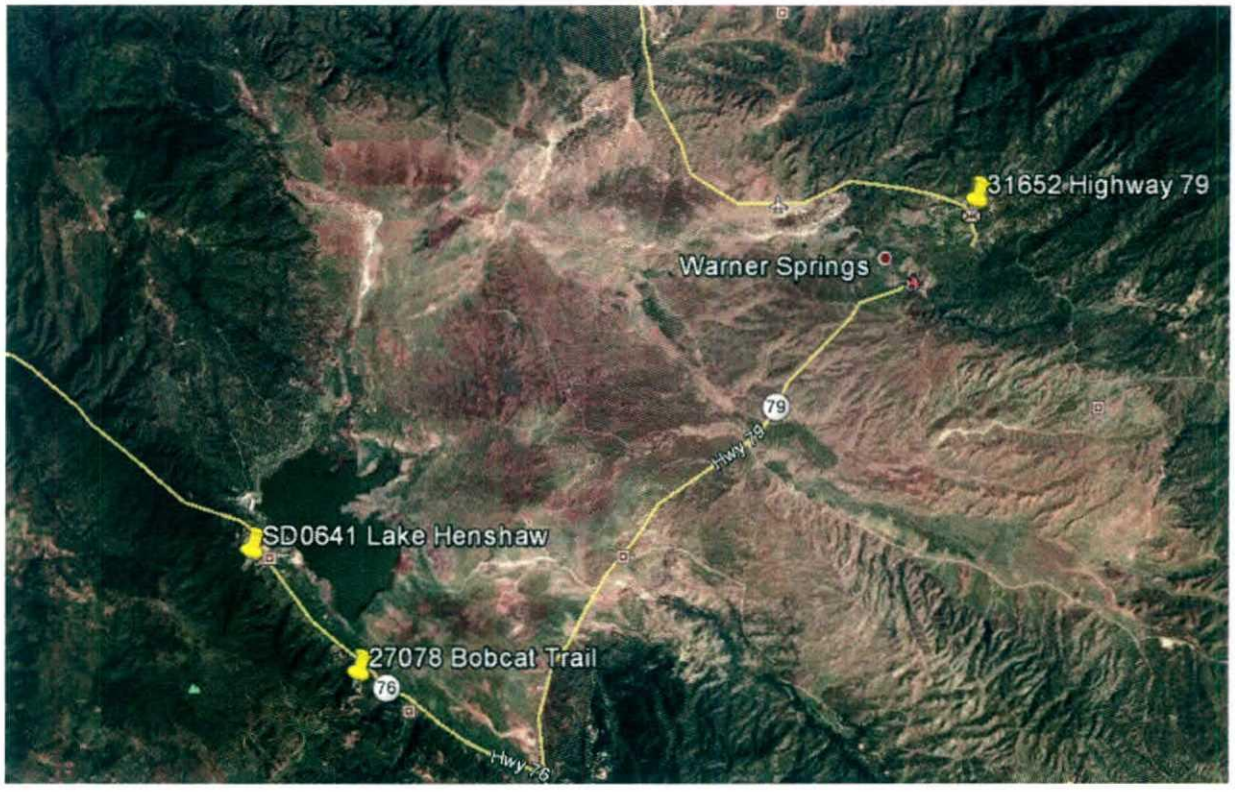
  - *Water Tanks*
    Water tank sites are preferred solutions for wireless sites since they represent a non-residential land use, frequently located within residential areas and located on high ground. There is one water tank in the vicinity, located roughly 25' from the proposed site; however, this water tank is less than 20' tall and therefore too low to meet the coverage objective. Furthermore, it does not appear that it would even be feasible from a construction standpoint to attach the antennas, ancillary equipment, and cabling to this small water tank.

  - *Non-Residential Land Uses*
    Opportunities for any non-residential land uses were examined. Our search for non-residential land uses included commercial sites, parks, fire stations, schools, churches, community centers and open space areas. The subject property is almost 10,000 acres

and does have some residential uses currently onsite. However, the proposed location is approximately 500' from the nearest residential unit.

- *Co-location Opportunities*
  There are no collocation opportunities in the vicinity that satisfy the proposed coverage objective.
  - ZAP 08-007, Warner Springs Resort, 31652 Highway 79 – this facility is 8.5 miles east, across Lake Henshaw, and is a three carrier site, including AT&T, T-Mobile and Sprint PCS. This facility is the closest wireless facility to the project site and satisfies a different coverage objective for AT&T.

- *Agricultural/Residential Parcels*
  There was one other location that was previously explored that might have met the proposed coverage objective:
  - 27078 Bobcat Trail – a private residence at this address was investigated but eventually abandoned as a potential candidate due to issues out of AT&T's control.



Since the subject site is located on a hill within a canopy of trees and away from any residences, far from the highway, we determined the subject property to be the best location for this search ring. Although the subject facility is located in a non-preferred zone (A72), it is designed to be in harmony with the aesthetics of the community. Furthermore, the antenna facility will blend with the surrounding community character and appear as an accepted rural feature for an agricultural property.

Public Benefit

The serious lack of coverage in and around the project area has significant public safety considerations. The majority of 911 calls are now placed by wireless telephone, and many of the emergency responders now rely upon the wireless networks to a large degree for their communications. The proposed wireless facility would be E-911 compliant, meaning that emergency calls placed from the wireless phones of other carriers would connect through the proposed AT&T site. In such hilly areas, regular radio communications may not be reliable, but the cellular networks provide secure communications for areas having network coverage. Also, the wireless systems have the ability to locate lost, injured or stranded persons with the GPS aspect of the cellular networks. These rural communities of the County are vulnerable to isolation in the event of wildfires, earthquakes or other public emergencies if regular landline communications become severed. The installation of the proposed AT&T facility would greatly enhance personal, business and emergency communications for this rural community San Diego County.